

ZONING

27 Attachment 3

Borough of Hatfield

**Table 27-17-4  
Commercial District  
Dimensional Standards: Residential Uses  
[Amended by Ord. 523, 12/21/2016]**

<b>Dwelling Type</b>	<b>Min. Lot Area (square feet)</b>	<b>Min. Lot Width (feet)</b>	<b>Front Yard<sup>14</sup> (feet)</b>	<b>Side Yard<sup>15</sup> (feet)</b>	<b>Rear Yard (feet)</b>	<b>Max Bldg. Coverage (% of lot)</b>	<b>Min. Landscaped Area (% of lot)</b>	<b>Maximum Impervious Coverage</b>
Two-family:								
Twin	4,000/du	30	30	12 (one (15 if no alley)	40	35%	—	70%
Duplex	8,000	60	30	8/12 agg. (10/25 agg. if no alley)	40	35%	—	70%
Single-family attached (townhouse) <sup>16</sup>	2,500	20 (center) 35 (end unit)	30	15 (ends) (20 if no alley)	50	40%	25%	75%
Multifamily (3 or 4 units)	3,000/du	60	30	12 each (15 if no alley)	40	35%	40%	60%

NOTES:

<sup>14</sup> Where a building line has been established, the setback of the majority of the existing buildings on that block may be used, except that in no case shall the setback line be less than 20 feet from the street line.

<sup>15</sup> In the case of a corner lot, each yard abutting a street shall be equal to the minimum required front yard.

<sup>16</sup> Regardless of tenure (fee simple ownership, rental or condominium) minimum lot area and all other dimensional standards shall apply to each unit.